

PUBLIC HEARING -- December 15, 1965

Appeal No. #8518 John D. Cokinos, et al, Appellant

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered on December 22, 1965.

ORDERED:

That the appeal to change a nonconforming use from a drug store to a coin operated laundry or in the alternative a variance from the use provisions of the R-4 District to permit same at 2710 - 11th Street, NW., lot 91, square 2859, be granted.

From the records and evidence adduced at the hearing, the Board finds the following facts:

1. Appellant's lot, which is located in the R-4 District, has a frontage of 19.8 feet on 11th Street and contains an area of 1577 square feet of land. The property lies midway of the 2700 block of 11th Street between Fairmont and Girard Streets. Zoning in all directions from the premises is R-4, which permits apartments and rooming and/or boarding houses.
2. Appelants claim the premises has been used as a drugstore. A drugstore is a C-1 District use as is a "laundry, self service, with not more than 20 machines."
3. The appellants in this case desires to establish a coin-operated laundry which will operate from approximately 7:00 a. m. until 11:00 p. m. with an attendant on the premises.
4. appellant states that he desires to have thirty-two machines but can operate with a minimum of twenty-six machines.
5. There was no objection to the granting of this appeal registered at the public hearing.

OPINION:

In the opinion of the Board, the appellants have not justified a variance either to establish the proposed coin operated laundry in a residential district or to install more than 20 machines as permitted in the C-1 District.

The Board is further of the opinion that the nonconforming drug store is a neighborhood commercial use and that the substitution of a coin operated laundry with 20 machines would be of a similar character and will not affect the neighborhood more adversely than the drug store.

Therefore, the Board approves the substitution of a nonconforming use subject to the following conditions:

- (1) The coin operated laundry may operate between 7:00 a. m. and 11:00 p. m., seven days a week.
- (2) The operation shall not include more than 20 machines.
- (3) No neon or gas tube displays shall be located on the outside of the building, nor shall any such displays, if placed inside the building, be visible from the outside of the building.